

INDUSTRIAL SITE FOR LEASE

7500 4th Street
Marrero, LA 70072

Presented By:

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PROPERTY HIGHLIGHTS

- Industrial Site Available for Lease (Land and/or Warehouses)
- ±66 Acres of Land Can Be Subdivided into Smaller Lots
- ±24,000 SF to ±330,000 SF of Warehouse Space
- Adjacent to NOGC/RGPC Railroad
- Well Suited for Outdoor Storage/Covered Storage
- Gate Access on Urbandale St. and Garden Rd.
- Zoned M-2 (Heavy Industrial)
- Possibility for River/Barge Access
- Located in a Foreign Trade Zone (FTZ) <https://www.trade.gov/about-ftzs>
- Located Less Than 15 Minutes from Downtown New Orleans and the Port of New Orleans

PROPERTY DESCRIPTION

This unique site stands out as one of the very few large industrial properties with convenient railroad access while being situated less than 15 minutes from Downtown New Orleans and the Port of New Orleans. Encompassing approximately 66 acres of land, the site can be easily subdivided into smaller lots. It also boasts over 300,000 square feet of warehouse space ranging between 15.5' to 30' eaves and with truck wells, drive-in ramps, and dock high loading. It is well-suited for multiple purposes such as distribution, manufacturing, and both outdoor and covered storage. Gate access is conveniently provided from both ends of the property on Urbandale St. and Garden Rd.

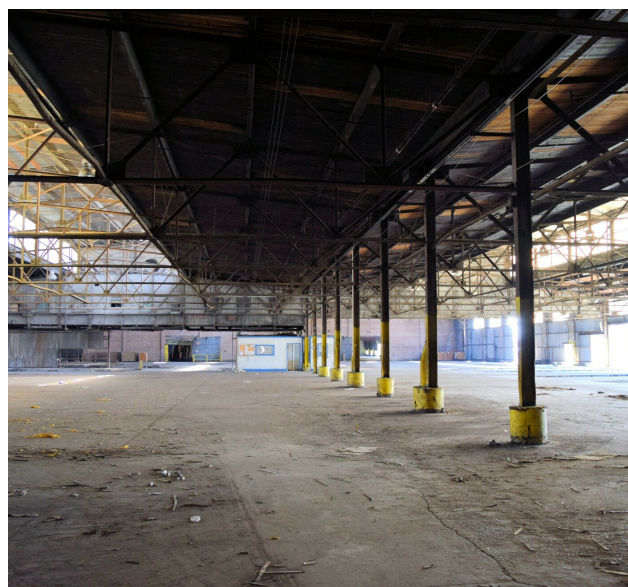
OFFERING SUMMARY

Land Lease Rate:	\$2,500 Acre/month
Lot Size:	±66 Acres
Total Building Size:	Over 300,000 SF

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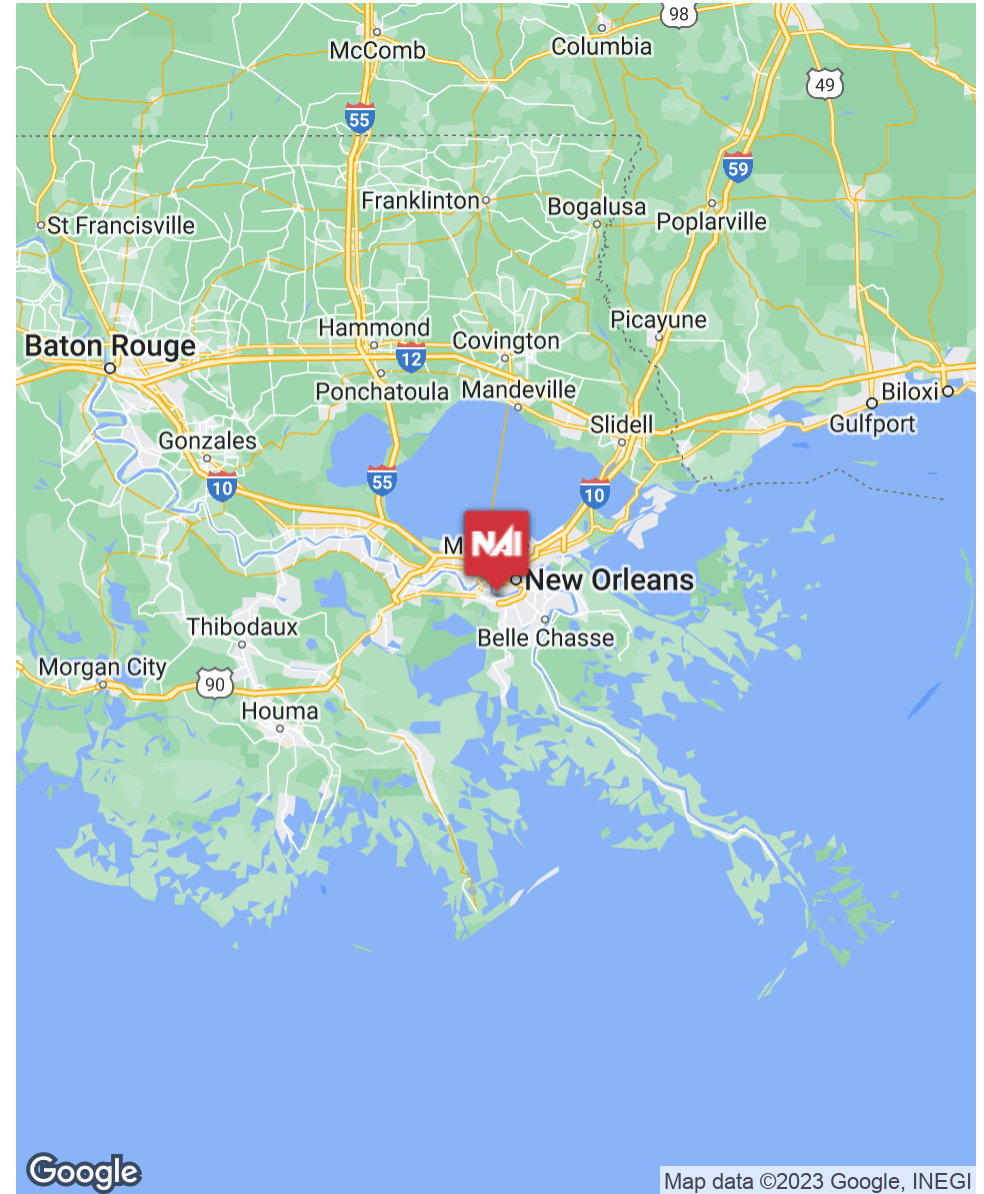
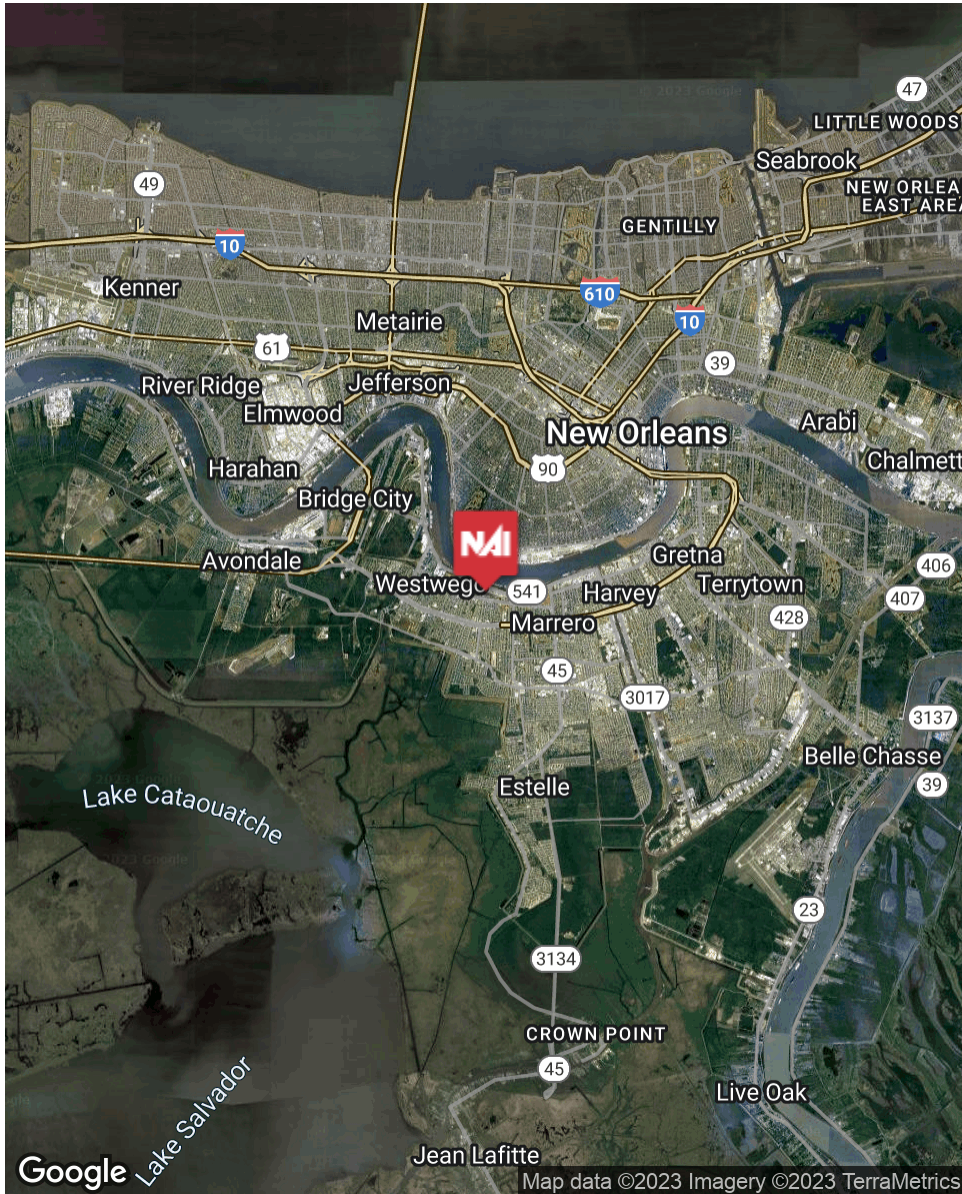
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For More Information:

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